

ORDINANCE NO. _____

1 AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE
2 PROPERTY LOCATED AT 624 RALPH ABLANEDO DRIVE FROM
3 DEVELOPMENT RESERVE (DR) DISTRICT TO INDUSTRIAL PARK-
4 CONDITIONAL OVERLAY (IP-CO) COMBINING DISTRICT.

5
6 BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF AUSTIN:
7

8 **PART 1.** The zoning map established by Section 25-2-191 of the City Code is amended to
9 change the base district from development reserve (DR) district to industrial park-
10 conditional overlay (IP-CO) combining district on the property described in Zoning Case
11 No. C14-2012-0090, on file at the Planning and Development Review Department, as
12 follows:
13

14 3.24 acre tract of land, more or less, out of the William Cannon League No. 19,
15 Abstract No. 6 the tract of land being more particularly described by metes and
16 bounds in Exhibit "A" incorporated into this ordinance (the "Property"),
17

18 locally known as 624 Ralph Ablanedo Drive in the City of Austin, Travis County, Texas,
19 and generally identified in the map attached as Exhibit "A".
20

21 **PART 2.** The Property within the boundaries of the conditional overlay combining district
22 established by this ordinance is subject to the following conditions:
23

- 24 A. A site plan or building permit for the Property may not be approved, released,
25 or issued, if the completed development or uses of the Property, considered
26 cumulatively with all existing or previously authorized development and uses,
27 generate traffic that exceeds 2,000 trips per day.
28
- 29 B. The maximum height, as defined in City Code, of a building or structure on the
30 Property may not exceed 40 feet.
31
- 32 C. Development of the Property may not exceed an impervious coverage of 70
33 percent.

1
2 D. The following uses are prohibited uses of the Property:
3

4 Automotive repair services
5 Automotive sales

6 Automotive rentals
7 Service station

8 Except as specifically restricted under this ordinance, the Property may be developed and
9 used in accordance with the regulations established for the industrial park (IP) base district
10 and other applicable requirements of the City Code.

11 **PART 3.** This ordinance takes effect on _____, 2012.

12 **PASSED AND APPROVED**

13 §
14 §
15 _____, 2012 §
16 Lee Leffingwell
17 Mayor

18
19
20 **APPROVED:** _____ **ATTEST:** _____
21 Karen M. Kennard Shirley A. Gentry
22 City Attorney City Clerk

EXHIBIT A

DESCRIPTION OF 3.24 ACRES, MORE OR LESS, OF LAND AREA IN THE WILLIAM CANNON LEAGUE NO. 19, ABSTRACT NO. 6, TRAVIS COUNTY, TEXAS, BEING THAT TRACT DESCRIBED AS 3.27 ACRES IN A DEED TO ROLANDO JAIMES, DATED MAY 24, 2005 AND RECORDED IN DOCUMENT NO. 2005096926 OF THE TRAVIS COUNTY OFFICIAL PUBLIC RECORDS AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOW:

BEGINNING at a $\frac{1}{2}$ " Iron pipe found in the north line of Ralph Ablanado Drive at the southeast corner of the Jaimes Tract from which the record southwest corner of Lot A, Betty L. Davern Subdivision, recorded in Volume 22, Page 36 of the Travis County Plat Records bears N00°49'49"W 10.00';

THENCE leaving the PLACE OF BEGINNING with the common south line of the Jaimes Tract and the north line of Ralph Ablanado Drive S89°09'36"W 355.61 feet to a $\frac{1}{2}$ " Iron rod set with plastic cap stamped "EXACTA 101739-00" at the southwest corner of the Jaimes Tract;

THENCE leaving the north line of Ralph Ablanado Drive with the northwest line of the Jaimes Tract N29°57'25"E 780.54 feet to a $\frac{1}{2}$ " Iron rod found in the south line of that tract described as 10.00 acres in a deed to Metropolitan Community Church of Austin, Inc., dated July 14, 1999 and recorded in Document No. 1999068370 of the Travis County Official Public Records at the common northwest corner of the Jaimes Tract and the northeast corner of Lot A-1, Kay Christian Carter Subdivision No. 2, recorded in Document No. 199900237 of the Travis County Official Public Records, pass on this course at 11.58 feet and joining the southeast line of Lot 1, South Slaughter Commerce Park, recorded in Volume 92, Page 319 of the Travis County Plat Records the record southeast corner of Lot 1, pass on this course at 325.73 feet and leaving the southeast line of Lot 1 and joining the southeast line of Lot A-1, Kay Christian Carter Subdivision No. 2, a $\frac{1}{2}$ " Iron rod found;

THENCE with the common north line of the Jaimes Tract and the south line of the Metropolitan Community Church of Austin, Inc. Tract, S88°58'44"E 150.16 feet to a $\frac{1}{4}$ " Iron pipe found at the common northeast corner of the Jaimes Tract and the northwest corner of Lot B, of the previously mentioned Betty L. Davern Subdivision;

THENCE leaving the south line of the Metropolitan Community Church of Austin, Inc. Tract with the common southeast line of the Jaimes and the northwest line of Lot B S26°37'00"W (this course being the bearing basis for this description) 420.88 feet to a $\frac{1}{2}$ " Iron rod found for an angle point in the southeast line of the Jaimes Tract at the common southwest corner of Lot B and the northwest corner of the previously mentioned Lot A, Betty L. Davern Subdivision;

THENCE continuing with the southeast line of the Jaimes Tract and with the west line of Lot A, S00°48'49"E 292.12 feet to the PLACE OF BEGINNING, pass on this course at 282.12 feet the record southwest corner of Lot A.

There are contained within these metes and bounds 3.24 acres, more or less, of land area as prepared from public records and a survey made on the ground on June 5, 2012 by Exacta Texas Surveyors, Inc.



Prepared By:

EXACTA

Texas Surveyors, Inc.

www.exacta365.com
P 886.735.1916 F 886.744.2882
13492 Research Boulevard, Suite 120 402
Austin, TX 78750



PROPERTY ADDRESS: 624 Ralph Ablanedo Austin, Texas 78748

SURVEY NUMBER: TX1205.2993

FIELD WORK DATE: 6/5/2012

REVISION DATE(S): (rev.0 6/7/2012)

1205.2993
BOUNDARY SURVEY
TRAVIS COUNTY

TABLE:
L1 S 89°00' E 150.0' (D)
S 88°58'44" E 150.16' (M)

NOTES:

1.) MAY BE SUBJECT TO AN ELECTRIC
LINE EASEMENT RECORDED IN VOL. 655,
PG. 351, DEED RECORDS, TRAVIS
COUNTY, TEXAS. (NOT PLOTTABLE)
2.) SUBJECT TO AN ELECTRIC AND
TELEPHONE LINE EASEMENT RECORDED
IN VOL. 2282, PG. 92, DEED RECORDS,
TRAVIS COUNTY, TEXAS.

NOTES:

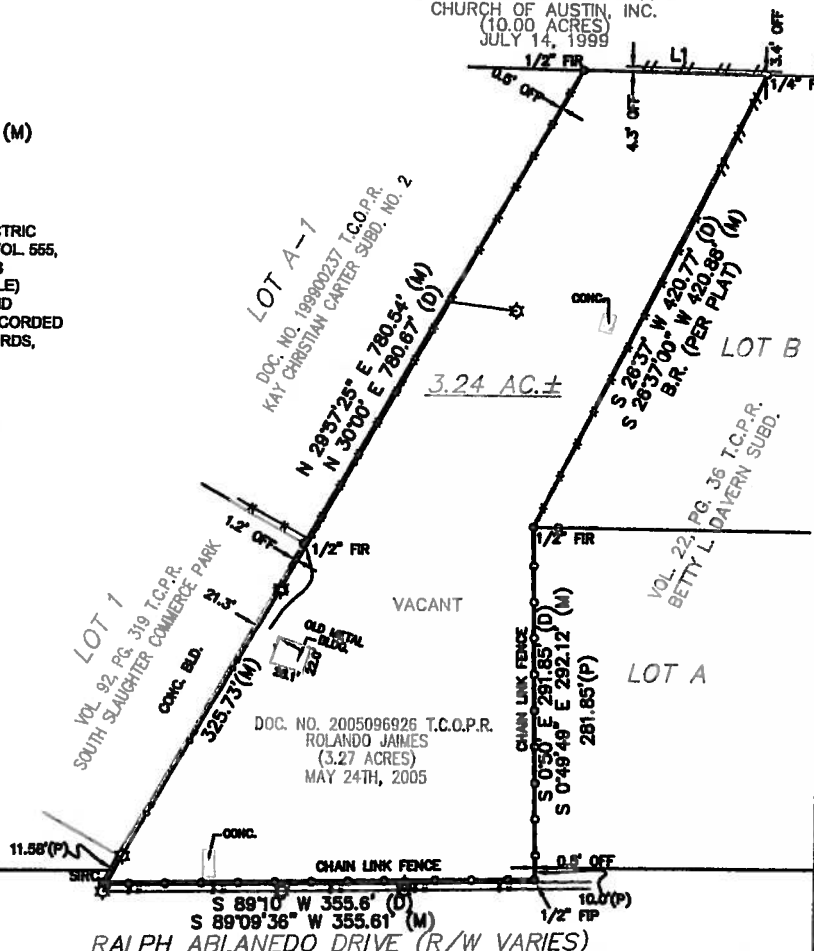
FENCE OWNERSHIP NOT DETERMINED

DOC. NO. 1999068370 T.C.O.P.R.
METROPOLITAN COMMUNITY
CHURCH OF AUSTIN, INC.
(10.00 ACRES)
JULY 14, 1999

LOT A-1
DOC. NO. 199900237 T.C.O.P.R.
KAY CHRISTIAN CARTER SUBD. NO. 2

LOT B

LOT A



I HEREBY CERTIFY THAT THIS PLAT REPRESENTS THE
RESULTS OF A SURVEY MADE ON THE GROUND ON THE
5TH DAY OF JUNE 2012, AND THAT ALL EASEMENTS
AND RIGHTS-OF-WAY ARE SHOWN PER PLAT AND WITHIN
G.F. NO. 1211425-BOK, EXCEPT THOSE NOTED AS NOT
PLOTTABLE, AND THERE ARE NO VISIBLE ENCROACHMENTS
OR OVERLAPPING OF IMPROVEMENTS EXCEPT AS SHOWN
HEREON AND THE PROPERTY HAS ACCESS TO A DEDICATED
RIGHT-OF-WAY PER PLAT.

Use of This Survey for Purposes other than Intended, Without Written Verification, will be at the User's Sole Risk and Without Liability to the Surveyor.
Nothing hereon shall be construed to Give ANY Rights or Benefits to Anyone Other than those Certified.

GRAPHIC SCALE (In Feet)
1 inch = 120' ft.



FLOOD INFORMATION:

By performing a search with the local governing municipality or www.fema.gov, the property appears to be located in zone X. This Property was found in THE CITY OF AUSTIN, community number 480624, dated 09/26/08.

POINTS OF INTEREST
NONE VISIBLE

CLIENT NUMBER: 1211425-BOK

DATE: 6/7/2012

BUYER: BARRY WURZEL AND ROBIN WURZEL

SELLER: RALANDO JAMIES

CERTIFIED TO: BARRY WURZEL AND ROBIN WURZEL; INDEPENDENCE
TITLE; NATIONAL INVESTORS TITLE INSURANCE
COMPANY; FIRST STATE BANK CENTRAL TEXAS

This is page 1 of 2 and is not valid without all pages.



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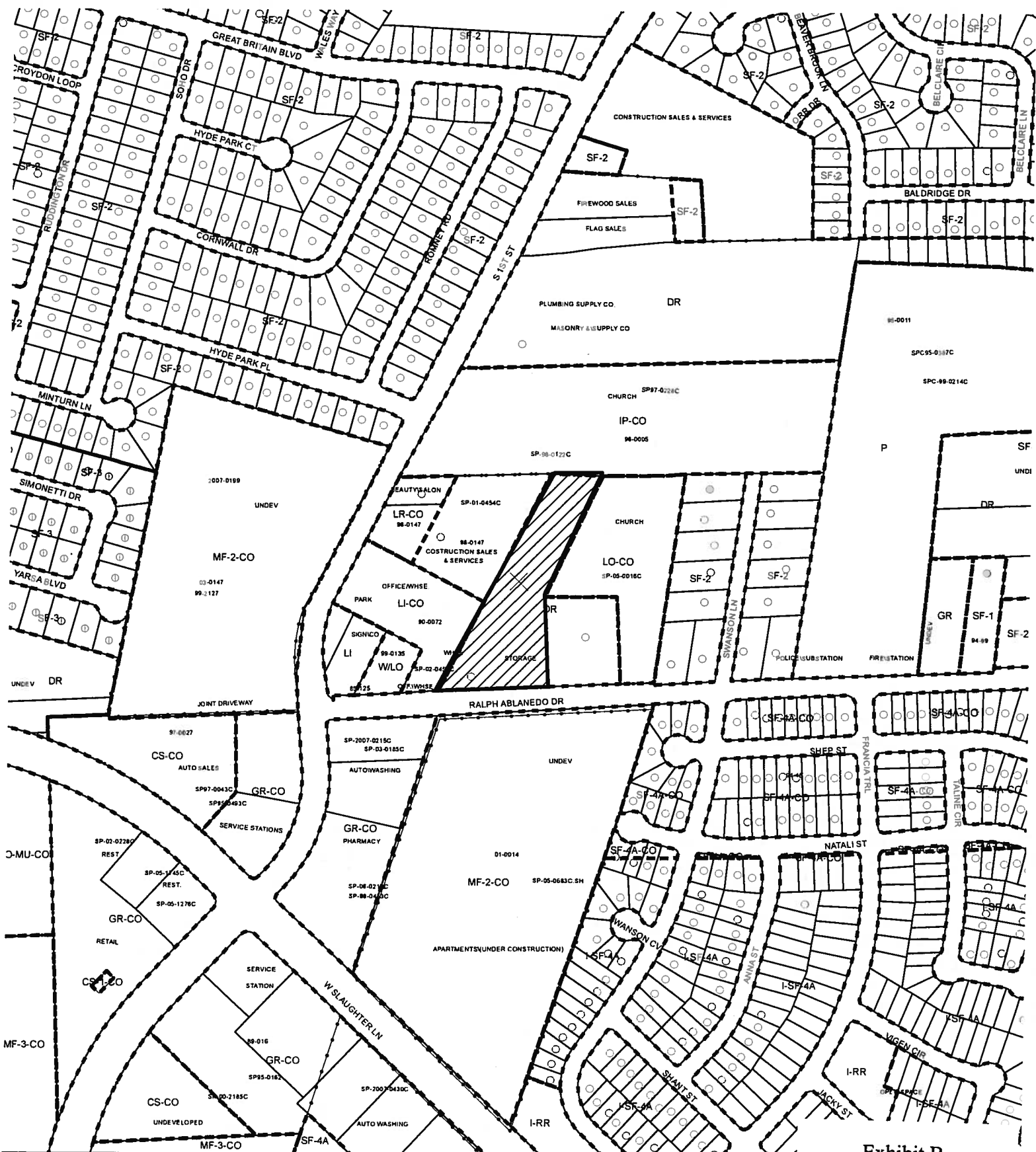
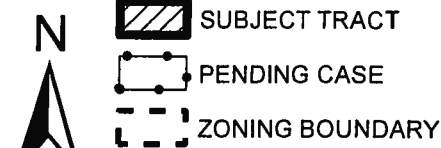


Exhibit B



ZONING
ZONING CASE#: C14-2012-0090

1" = 400'

This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.

This product has been produced by CTM for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.

